



1 Nicholson Road
Healing, Grimsby, Lincolnshire, DN41 7RT

Guide Price
£250,000

4 Bedroom Detached Bungalow

- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Detached Bungalow
- 4 Bedrooms
- Sought After Healing Location
- Spacious Throughout
- No Onward Chain
- EPC Rating - E, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 1 Nicholson Road, Healing, Grimsby, Lincolnshire, DN41 7RT](#)



Overview

For Sale By Modern Method of Auction – T & Cs Apply

Spacious Four Bedroom Detached Bungalow in the Sought-After Village of Healing

Offered for sale with No Onward Chain! Located in the highly desirable village of Healing, this four bedroom detached bungalow offers fantastic potential for anyone looking to create their ideal home. Generous in size and set within a popular residential area, the property is perfectly suited for retirement living.

Although the bungalow would benefit from modernisation, it provides an excellent blank canvas for buyers to put their own stamp on. Internal accommodation briefly comprises: Entrance Hallway, Spacious Lounge, Dining Room, Kitchen, Bathroom and Four Bedrooms. There is also the benefit of a loft room.

The property comes with off-road parking for multiple vehicles. Situated in a peaceful, well-regarded village with strong community spirit and convenient access to local amenities and transport links, this bungalow presents an exciting opportunity to add value in a prime location.

Viewing is essential to fully appreciate the living accommodation on offer.

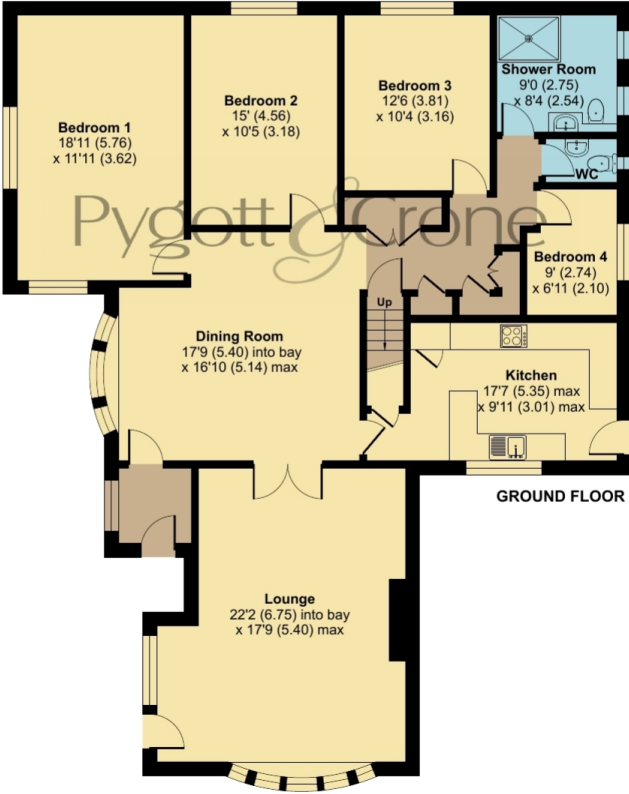
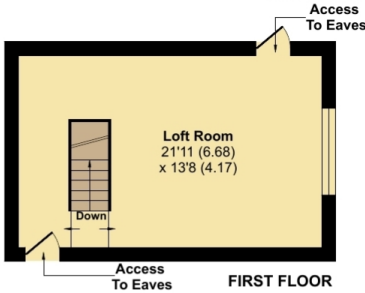




Nicholson Road, Healing, Grimsby, DN41

Approximate Area = 1951 sq ft / 181.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1387618



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Porch

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Dave Jolley
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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1 Nicholson Road, Healing
is on the market with our Grimsby branch

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